

PLANNING COMMISSION REPORT



MEETING DATE: August 24, 2005

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **X Lofts - 52-ZN-1997#4**

REQUEST Request to amend development standards to case 52-ZN-1997#3 on a 1.43 +/- acre parcel located at 7044, 7050, 7106, 7116 & 7126 E Osborn Road with Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) zoning.

Key Items for Consideration:

- Site development standard modification consistent with other larger residential projects approved in the Downtown

Related Policies, References:

52-ZN-1997, 52-ZN-1997#2, and 52-ZN-1997#3

OWNER Osborn II Investors LLC
480-767-3162

APPLICANT CONTACT Steve Davidson
Osborn Common Investors
480-860-5224

LOCATION 7044, 7050, 7106, 7116 & 7126 E Osborn

BACKGROUND

Zoning.

The site is currently zoned Downtown/Office Commercial, Type 2, Planned Block Overlay, Downtown Overlay, (D/OC-2, PBD, DO). This district permits multi-family residential housing units and the Planned Block Development (PBD) allows for development standards to be modified with City Council approval.

General Plan.

The Downtown Plan Land Use Element designates the property as Office Commercial, Type 2. This category encourages a mixture of uses including residential.

Context.

The site is located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. Currently the site is vacant with no improvements, all previous buildings have been torn down. The five parcels that create the site are bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded



by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples and Homestead Studio Suites (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden and First Baptist Church (beyond Osborn Road)
- West: two small one-story office buildings (adjacent)

History.

Two parcels (7116 and 7126 Osborn Road) 1.28 +/- acres, located at the northwest corner of Osborn Road and Bishop Lane were rezoned to Downtown/Office Commercial, Type 2 on March 17, 1998 by the City Council. At the time of zoning, the case (52-ZN-1997) also approved a site plan that included a 78-unit hotel. On August 26, 2003, the City Council approved a site plan amendment to the 1.28 +/- acres (net) parcel with case 52-ZN-1997#2. With this case the site plan replaced the 78 hotel units with 48 residential units in a 50 foot high building instead of a 47 foot high building. On May 17, 2005 the City Council approved case 52-ZN-1997#3, which: added three more parcels 1.34 +/- acres (7044, 7050, and 7106 Osborn Road) to the site; rezoned the three parcels to the Downtown zoning district; modified the site plan to add 34 more residential units; and added the Planned Block Overlay to all five parcels.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

The applicant requests to modify one Site Development Standard found in Schedule B of the Downtown District. The site is zoned Planned Block Development (PBD) which allows the City Council to approve a modification to the Site Development Standards. The applicant's request is to modify the following standard: *"Encroachments Beyond Inclined Stepbacks – A maximum encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation"*.

Along the Bishop Street elevation (east) and interior lot elevation (west) the applicant proposes to increase the maximum 25 % of the length of the elevation to a maximum of 44% of the length of the elevation. Along the Osborn Road elevation (south) and the 6th Street elevation (north) the applicant proposes to increase the maximum 25 % of the length of the elevation to a maximum of 33% of the length of the elevation (as shown in Attachment 9).

Development information.

- *Existing Use:* vacant land
- *Proposed Use:* 82 multi-family residential units
- *Parcel Size:* 2.71 acres (net)
- *Building Height Allowed:* 50 ft.
- *Proposed Building Height:* 50 ft.
- *Allowed Floor Area Ratio:* 1.20 FAR
- *Proposed Floor Area Ratio:* 1.18 FAR

IMPACT ANALYSIS

Planned Block Development (PBD) Standards Amendment:

The Site Development Standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects, corporate office buildings, and shopping malls. With the previous zoning case (52-ZN-1997#3) the City Council approved the amendment of the development standard; *“Maximum building height shall not exceed 38 ft. within 300 ft. of an R-1 district”*.

With this application, the applicant is requesting to amend the development standard stating; *“Encroachments Beyond Inclined Stepbacks – A maximum encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation”*. The applicant’s PBD Addendum Justification Narrative (see Attachment #7) describes in detail why the standard is being modified.

Policy Implications and Community Impact.

This application is in keeping with the Downtown Design Guidelines. The Downtown Guidelines specify that buildings be closer to the streets they adjoin than buildings in suburban-style developments and reduce its perceived height and bulk by dividing the building mass into smaller components and creating changes in the wall planes. The proposed site will have building facades along all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street) with varied wall planes and building heights. This design will help break up the mass of the building and create more visual interest for pedestrians passing the site. The request is consistent with other larger residential projects in the Downtown that have amended site development standards.

Community Involvement.

The applicant has posted a sign on the site and the City of Scottsdale has sent post cards to all property owners within 750 feet of the site indicating the request to amend one development standard. At the time of writing this report, Staff received one phone call from the public regarding this application. The caller asked general information regarding the site development standards and specifically which one was proposed to be modified.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav
Interim Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. City Notification Map
7. PBD Addendum Justification Narrative
8. Elevations showing no amended incline setback encroachment
9. Elevations showing the amended incline setback encroachment



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: _____

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: D/OC-2 w/ PBD OVERLAY

Proposed Zoning: SAME

Number of Buildings: 3 TOTAL
1 - RESIDENTIAL
1 - CLUBHOUSE
1 - EXERCISE

Parcel Size: 2.61 ACRES NET / 355 AC GROSS

Gross Floor Area/Total Units: 134,349 SF / B2

Floor Area Ratio/Density: 1.18 FAR

Parking Required: 123 SPACES

Parking Provided: 100 SPACES

Setbacks: N - 20' S - 20' E - 20' W - NO. MIN.

Description of Request:

Inclined Stepback Plane Definition: An imaginary plane sloping inward on the site from a specified height on the building setback, which together with the building setback and the height limit defines the allowable building envelope. [Section 5.3010]

Allowable Encroachment into Inclined Stepback Plane: Schedule B of Section 5.3060 states that "A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation"

Modification: We are proposing to modify Schedule B to allow a maximum vertical encroachment of 15 ft. to be permitted on a maximum of 33% of the length of an elevation on the Osborn and 6th Street Elevations (8% increase) and a maximum of 44% of the length of an elevation on the West and Bishop Lane Elevations (19% increase).

Planning and Development Services Department

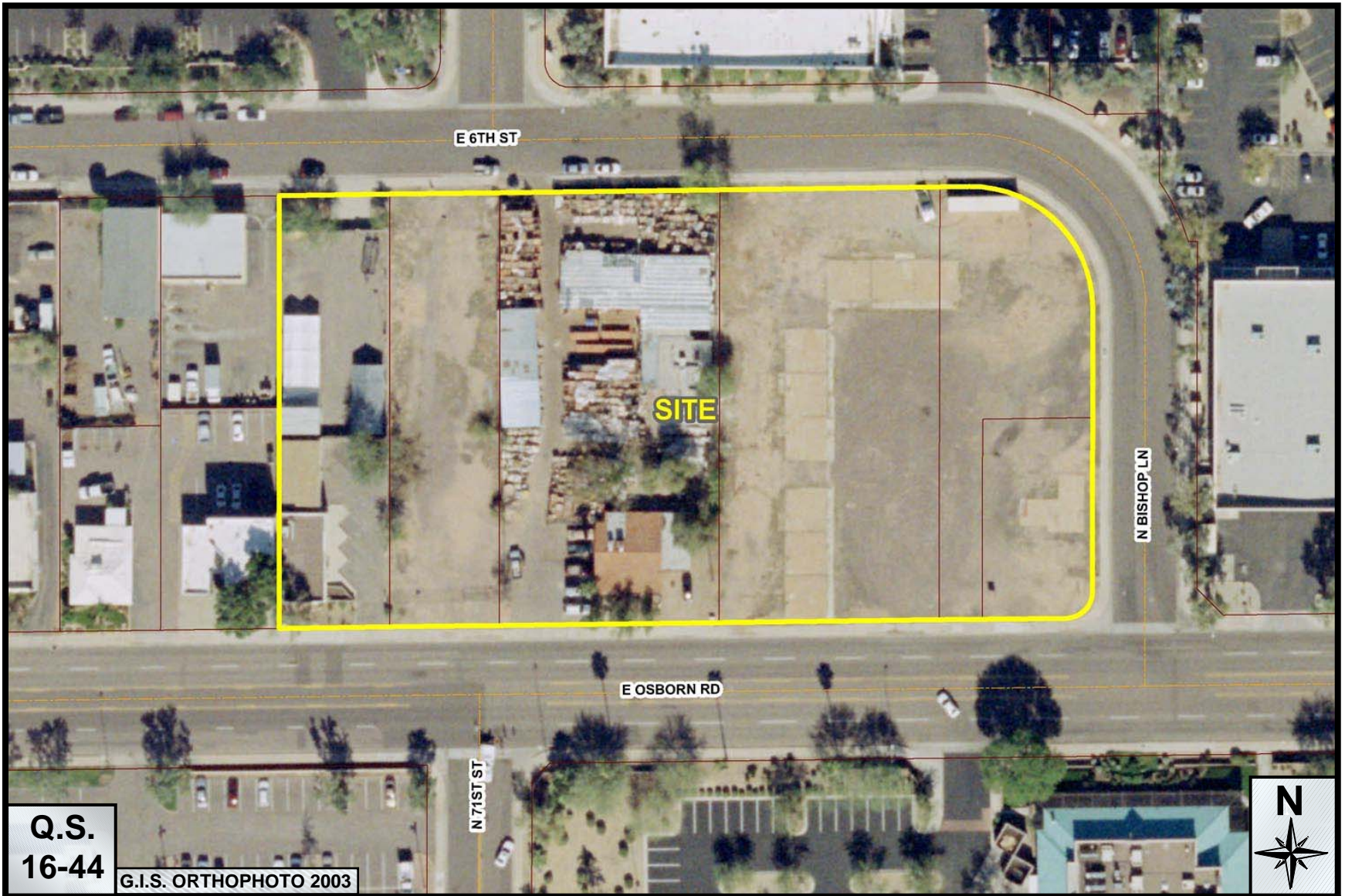
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



X Lofts

52-ZN-1997#4

ATTACHMENT #2



Q.S.
16-44

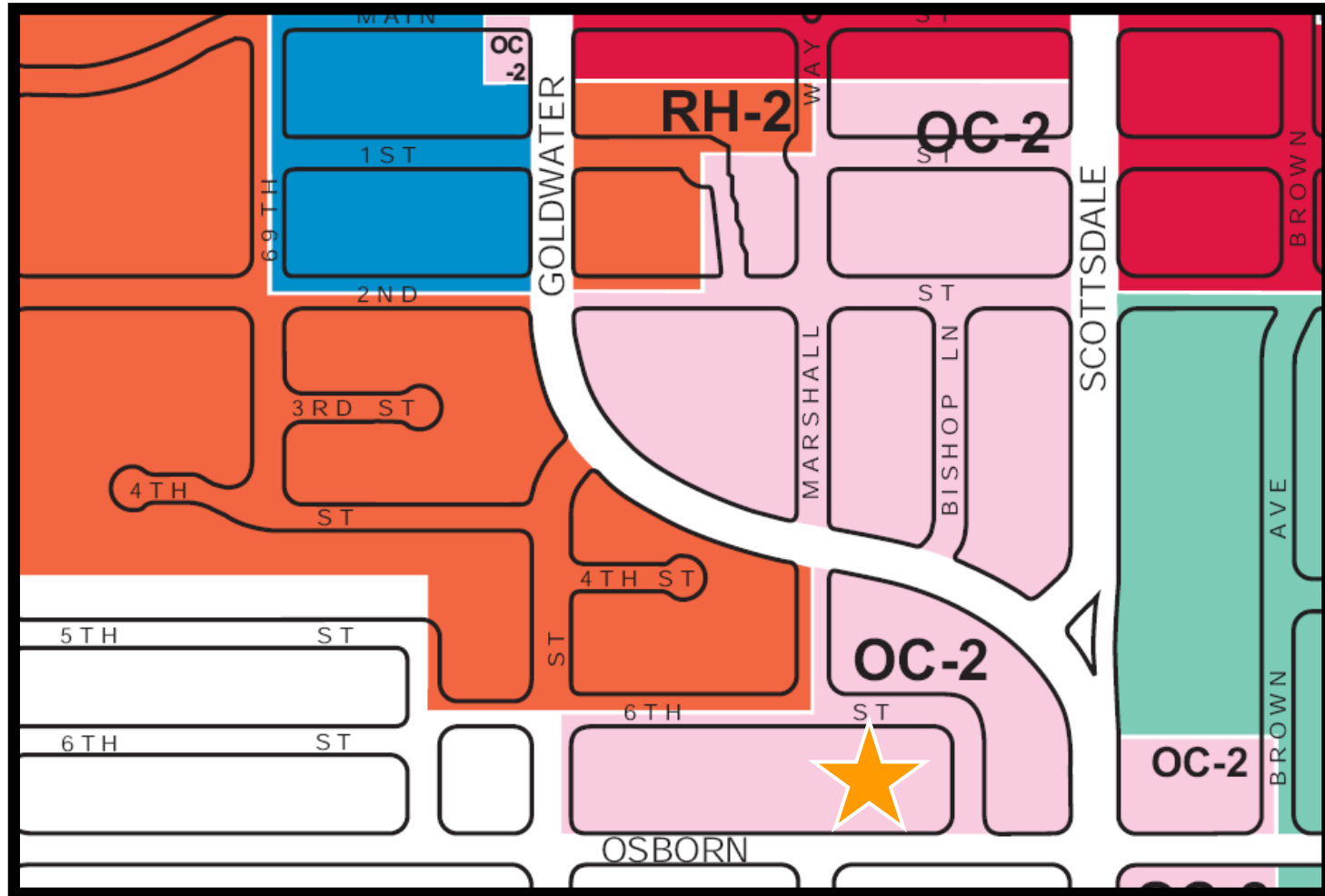
G.I.S. ORTHOPHOTO 2003








X Lofts

52-ZN-1997#4

ATTACHMENT #2A

Downtown General Plan



- | | | | |
|---|--------------------|---|--------------------------|
|  | Retail Specialty |  | Residential/Hotel |
|  | Office Commercial |  | Residential High Density |
|  | Civic Center |  | Medical |
|  | Office Residential | | |



52-ZN-1997#4
ATTACHMENT #3

[illegible]

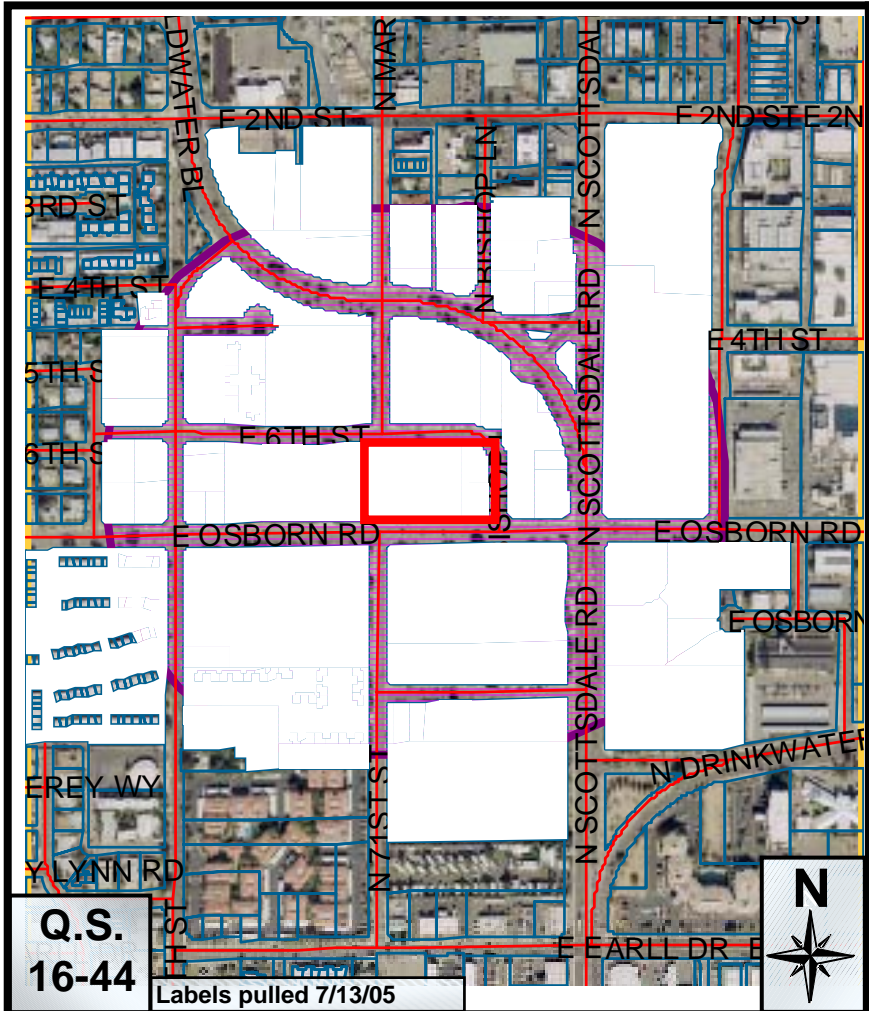
ATTACHMENT #4



STIPULATIONS FOR CASE 52-ZN-1997#4

All Stipulations from Case 52-ZN-1997#3 are still applicable to this case.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Casa Granada
- Desert Cove Condominium Association
- Four Seasons Condominium Association, Inc.
- LoLoma Cove HOA

X Lofts

52-ZN-1997#4

PBD Addendum Justification Narrative

Applicant: Grace Communities
Contact: Steve Davidson 480-860-5224
RE: 52-ZN-1997#4 – X Lofts

PBD Definition: A plan for a larger parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and requiring approval by City Council. A planned block development may include certain modifications to land use regulations or development standards, and shall be adopted or amended in accord with section 5.3082. [Section 5.3010]

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Modification: We are proposing to modify Schedule B to allow a maximum vertical encroachment of 15 ft. to be permitted on a maximum of 33% of the length of an elevation on the Osborn and 6th Street Elevations (8% increase) and a maximum of 44% of the length of an elevation on the West and Bishop Lane Elevations (19% increase). There will be NO vertical encroachment over the allowed fifteen feet; we are only requesting increasing the length of the encroachment, not the height.

Reason for modification: We had to modify our original elevations to meet the Schedule B encroachment requirements. Specifically, we had to push back some top floor patio overhangs on the east and west elevations and modify four corner units slightly to fall within the 25% max. encroachment on the length of the elevations. While this was not a problem to do (and was done for the DRB Submittal), we preferred the appearance of the buildings prior to the change. Granting the additional encroachment percentage will allow us to go back to our original building elevations which we believe are more attractive with better overall building massing. Another benefit of the modification is increased balcony roof overhangs in four units affording those residents more solar protection for their unit.

- 98'-3" INCLINED STEPBAC LINE ENCROACHMENT



 - 5'-7" INCLINED STEPBAC LINE ENCROACHMENT



Architecture/Planning/Landscape Architecture
400 North 4th Street • Phoenix, Arizona 85004 • (602) 526-4000 • FAX (602) 526-4000
AIA #1-3335-90 Date 02/04/95 Division Preliminary Bid For Construction



